PETITION FOR ZO	NING VARIANCE 84-5	DO-SPHA		TO THE ZON
TO THE ZONING COMMISSIONER OF BALTIMOR				The und described in
The undersigned, legal owner(s) of the properties of the description and plat attached here	erty situate in Baltimore County and wind to and made a part hereof, hereby petition	or a		Variance from
Variance from Section 1A04.3 B.3 to permit a	side yard setback of 40 ft. instea	d of the		required_5
				"Teffirteu"3
				of the Zoning
f the Zoning Regulations of Baltimore County, to ollowing reasons: (indicate hardship or practical	the Zoning Law of Baltimore County; fo	r the		following rea
It is impractical to construct the home	that is planned for the family need	s that will		be compati setback du
be compatible with others in the neighborsetback due to the diverging side lot limit	rhood on this lot with existing sid	ie yaru []		Cu1-De-Sac
Cul-De-Sac.	nes and mandmon around jude and are			
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•				Propert
Property is to be posted and advertised as	prescribed by Zoning Regulations.			I, or we petition, and
I, or we, agree to pay expenses of above Variance petition, and further agree to and are to be bound	ance advertising, posting, etc., upon filing	of this		Baltimore Co
Baltimore County adopted pursuant to the Zoning	Law For Baltimore County.			
	I/We do solemnly declare and under the penalties of perjury, tha	t I/we		
	are the legal owner(s) of the pr which is the subject of this Petition.	operty		Contract Pu
Contract Purchaser	Legal Owner(s):	TETAL.		
1. Todrick Gilly VII	" RATMOORE	weren		(Type or)
(Type or Print Name)	(Type of Rrint Name)		1	Signature
Signature	Signature		9	(
	(Plane of Pales V. A.	+	2-62	Address
Address	(Type or Print Name)	ST. A	# 000	City and S
City and State	Signature		2 5	Attorney fo
Attorney for Petitioner:			6 3	
	P.O. Box 193 66		4	(Type or
(Type or Print Name)	Address Phone	1		Signature
Signature	PHOENIX MD 2113 City and State	2-1		
	Name, address and phone number of legal own	ner, con-		Address
Address	tract purchaser or representative to be conta	cted		City and
City and State	Name	partings, stock	пья	Attorney's
Attorney's Telephone No.:	•	vorada carero	R. A N/S Timb	
•	Address Phone	1 (4) A	Moo Timbe	ORDE
ORDEPED By The Zoning Commissioner of		<i>₹</i>		ofd required b
of April , 19 84, that the required by the Zoning Law of Baltimore County,	in two newspapers of general circulation t	hrough-	. ve Ru	out Baltim Commissio
out Baltimore County, that property be posted, an Commissioner of Baltimore County in Room 10	id that the public hearing be had before the	Zoning	် ကို က	County, or
County, on the 22nd day of		i i	φ 1	A_ _M.
A_M.	1 .0 %	no mila ver	320- 540'	
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	Call Joba		SPI NE 4	
	Zoning Commissioner of Baltimore	County.	SPHA NE of 4th	
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The undersigned legal owner(s) of the property	ECIAL HEARING 84-3 RE COUNTY:	320-5PHA	" 会 " 第	The described
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Contract Purchasery	Legal Owner(s):	###
Type or Print Name)	RA-MOORE (Type or Print Name)	STERNO L
Hotiet Soul V.	Signature	Mot
/ Signature		
Address	(Type or Print Name)	Town A
City and State	Signature	
Attorney for Petitioner:		-0800
(Type or Print Name)	Address	oone No.
Signature	City and State	·
Address	Name, address and phone number of legal tract purchaser or representative to be of	owner, con- ontacted
City and State	Name	
Attorney's Telephone No.:	Address	hone No.
ORDERED By The Zoning Commissioner	of Baltimore County, this19tb	day
of, 19_84_, that required by the Zoning Law of Baltimore Cou out Baltimore County, that property be posted Commissioner of Baltimore County in Room County, on the 22nd day of	inty, in two newspapers of general circulations, and that the public hearing be had before 106, County Office Building in Towson,	the Zoning Baltimore
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	Zoning Commissioner of Baltim ZONING VARIANCE & TIMORE COUNTY:	2
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PETITION FOR TO THE ZONING COMMISSIONER OF BALT The undersigned, legal owner(s) of the described in the description and plat attached variance from Section 1A04.3 B.3 to perform the performed section 1A04.3 B.3 to perform the Zoning Regulations of Baltimore County following reasons: (indicate hardship or practical to construct the heat compatible with others in the neit setback due to the diverging side locul-De-Sac. Property is to be posted and advertised I, or we, agree to pay expenses of above petition, and further agree to and are to be be Baltimore County adopted pursuant to the Zon type of Paint Name County adopted pursuant to the Zon Address Contract Purchaser: Para 1616 Signature 13 Signature 13 Signature 13 Signature 13 Signature 13 Signature 13 Signature 14 Signature 15 Sig	ZONING VARIANCE & TIMORE COUNTY: property situate in Baltimore County and hereto and made a part hereof, hereby permit a side yard setback of 40 ft. Ty, to the Zoning Law of Baltimore County it it it is planned for the family ghborhood on this lot with existing it lines and minimum front yard set it in it is planned for the family ghborhood on this lot with existing it lines and minimum front yard set in lines and restrict yard the legal owner(s) of the which is the subject of this Petit Legal Owner(s): RAMORE (Type or Print Name) Signature (Type or Print Name) Signature Name, address and phone number of legal of tract purchaser or representative to be constituted in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of this petition be advestigated in the subject matter of the subject matt	d which is etition for a instead of the vision for a instead of the vision side yard back from the ing of this rictions of and affirm, that I/we property ion. RECTION RECTION DIAMETER OF THE VISION OF THE VISI
PETITION FOR TO THE ZONING COMMISSIONER OF BALL The undersigned, legal owner(s) of the described in the description and plat attached variance from Section	ZONING VARIANCE & TIMORE COUNTY: property situate in Baltimore County and hereto and made a part hereof, hereby permit a side yard setback of 40 ft. y, to the Zoning Law of Baltimore Count tical difficulty) nome that is planned for the family ighborhood on this lot with existing it lines and minimum front yard set in lines and minimum front yard set in lines and minimum front yard set in lines and winimum front yard set in lines and minimum front yard set in lines and minimum front yard set in lines and minimum front yard set in lines and by the zoning regulations. Variance advertising, posting, etc., upon fill ound by the zoning regulations and restrained Law For Baltimore County, are the legal owner(s) of the which is the subject of this Petit Legal Owner(s): RAMOORE (Type or Print Name) Signature (Type or Print Name) Signature POBOX 193 Address Photographic fills petition be adventy, in two newspapers of general circulation that the subject matter of this petition be adventy, in two newspapers of general circulation	d which is edition for a instead of the needs that will g side yard back from the property ion. RECTION RECTI

	OD SDECIAL HEARING 84-320-SPHA
	ON SPECIME IMMINIO
TO THE ZONING COMMISSIONER OF	
Special Hearing under Section 500.7 of ther or not the Zoning Commissioner and 1.57 Amended	of the property situate in Baitimore County and which is attached hereto and made a part hereof, hereby petition for a the Baltimore County Zoning Regulations, to determine wheand/or Deputy Zoning Commissioner should approve
SECTION THREE	SAGAMORA FOREST IL
4.53.4.	lvertised as prescribed by Zoning Regulations.
	the above Special Hearing advertising, posting, etc., upon fil- to and are to be bound by the zoning regulations and restric- suant to the Zoning Law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
J. Patrick Gil	(Type or Programme)
(Type or Print Name)	V.l. Thu
Signature	Signature
	(Type or Print Name)
Address	
City and State	Signature
Attorney for Petitioner:	
	PC. Box 400 PAPER MILL Rd Address Phone No. 6676800
(Type or Print Name)	Puns 11 Mp 21131
Signature	City and State
	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Address	
City and State	Name
Attorney's Telephone No.:	Address Phone No.
	nissioner of Palamore County, this 12th day
	that the subject matter of this petition be advertised, as
required by the Zoning Law of Baiting	nore County, in two newspapers of general circulation through- be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County	in Room 106, County Office Building in Towson, Baltimore
County, on the 22nd	day of May 184 , at 130 o'clock
PM.	9:45
·-	$200 \sim 10$.
	Call Java
	Zoning Commissioner of Baltimore County.
Z C.O.—No. 1	(over)

N/S Timber Run Court, 540' NE of Timber Grove Rd., 4th District OF BALTIMORE COUNTY : Case No. 84-320-SPHA R. A. MOORE, Petitioner ::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final

> Phyllic We Fredman Phyllis Cole Friedman
> People's Counsel for Baltimore County

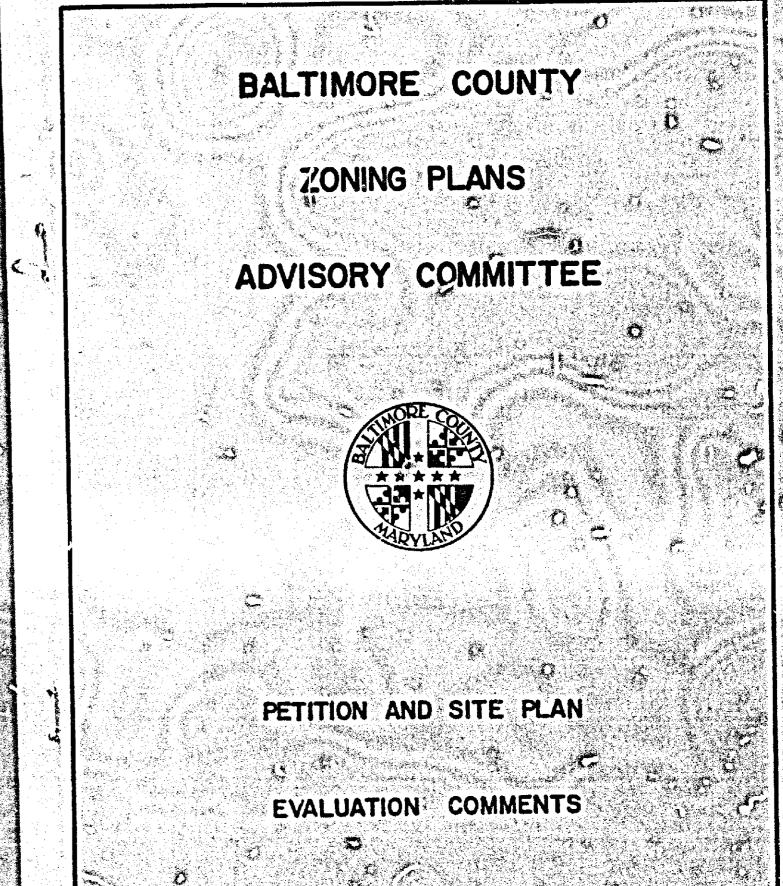
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. R. A. Moore, P. O. Box 193, Phoenix, MD 21131, Petitioner; and Mr. Patrick Gill, Suite B5, 232 Cockeysville Rd., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman

PETITION FOR SP	ECIAL HEARING 84-320-SP
	11011
TO THE ZONING COMMISSIONER OF BALTIMON	
The undersigned, legal owner(s) of the prop- described in the description and plat attached here Special Hearing under Section 500.7 of the Baltimos ther or not the Zoning Commissioner and/or Depu	erty situate in Baltimore County and which is eto and made a part hereof, hereby petition for a re County Zoning Regulations, to determine whe- ty Zoning Commissioner should approve
••••••••••••••••••••••••••••••••••••••	DEVELOPMENT PLANS
SECTION THREE SAGAM	iora torest il
Property is to be posted and advertised as	prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Sping of this Petition, and further agree to and are tions of Baltimore County adopted pursuant to the	ecial Hearing advertising, posting, etc., upon filo be bound by the zoning regulations and restric-Zoning Law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
(Type or Frint Name)	(Tope of Print Name)
(Type or Print Name) Reful Sull VI Signature	Signature
	RAMOORE (Type or Print Name)
Address	Signature
City and State	Signature
Attorney for Petitioner:	PO.Box 400 PATER MILL Rd
(Type or Print Name)	PHOENIX MD 21131
Signature	City and State
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this 12th day
	e subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County,	, in two newspapers of general circulation through- nd that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 10	06, County Office Building in Towson, Baltimore
County, on the day of	May 184 at 1736 o'clock
PM.	
	(Sell Jobber

Zoning Commissioner of Baltimore County.



z C.O.—No. 1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would resident result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should *should *should

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 th day of May, 19 84, that the herein Fetition for Variance(s) to permit a side yard setback of 40 feet in lieu of the required 50 feet for the expressed purpose of constructing a 32' x 63' dwelling, in accordance with the site plan prepared by E.F. Raphel & Associates, dated March 2, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would would would received the strict compliance with the Baltimore County Zoning Regulations would would receive the strict compliance with the Baltimore County Zoning Regulations would would receive the strict compliance with the Baltimore County Zoning Regulations would would be strict to the strict compliance with the Baltimore County Zoning Regulations would would be strict to the strict compliance with the Baltimore County Zoning Regulations would be strict to the strict compliance with the Baltimore County Zoning Regulations would be strict to the strict compliance with the Baltimore County Zoning Regulations would be strict to the strict to the strict compliance with the Baltimore County Zoning Regulations would be strict to the str result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should schools and be granted.

Therefore, IT IS ORDERED by the Zohing Commissioner of Baltimore County, this 25 th day of _____, 19_84___, that the herein Petition for Variance(s) to permit a side yard setback of 40 feet in lieu of the required 50 feet for the expressed purpose of constructing a 32° x 63° dwelling, in accordance with the site plan prepared by E.F. Raphel & Associates, dated March 2, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: that to amend the Partial Development Plan Section Three Sagamore Forest II to change the required side yard setback for Lot 2, as approved by the Baltimore County Planning Board on April 19, 1984, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Bugulations and would not adversely affect the health, safety, and general welfare of the communit, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25 day of May, 1984, that the First Amended Partial Development Plan Section Three, Sagamore Forest II, revised April 9, 1984, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, nowever, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

The want to be advertised by analog of pagency and public hearing on the Petition and it

appearing that he reason of the following hading of the that to smend the Partial Development Plan Section Three Sagamore Forest II to change the required side yard setback for Lot 2, as approved by the Baltimore County Planning Board on April 19, 1984, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of

the community; and, therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 252 day of May, 1984, that the First Amended Partial Development Plan Section Three, Sagamore Forest II, revised April 9, 1984, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

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IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25 day of May, 1984, that the First Amended Partial Development Plan Section Three, Sagamore Forest II, revised April 9, 1984, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would would real result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should xxxxx be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25-26 day of May, 19 84, that the herein Petition for Variance(s) to permit a side yard setback of 40 feet in lieu of the required 50 feet for the expressed purpose of constructing a 32' x 63' dwelling, in accordance with the site plan prepared by E.F. Raphel & Associates, dated March 2, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 14, 1984

Mr. R. A. Moore P.O. Box 193 COUNTY OFFICE BLOG. Phoenix, Maryland 21131

Nicholas B. Commodar:

MEMBERS

Bureau of Engineering Department of State Roads Commission Bureau of Fire Provention Health Department

Project Planning Building Department Board of Education Zoning Administration Industrial

RE: Item No. 236 - Case No. 84-320-SPHA

Petitioner - R. A. Moore Special Hearing & Variance Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appro-

priateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested coming. Enclosed are all comments submitted from the members

of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, Minales & Cammadan her NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

Enclosures

NBC:bsc

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

April 27, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #236 (1983-1984) Property Owner: R. A. Moore N/WS Timber Run Ct. 540 N/E from centerline Timber Grove Rd. Acres: 1.0157 District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 48302, executed in conjunction with the development of "Sagamore Forest", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1983-1984).

ROBERT A. MORTON, P.E., Bureau of Public Services

RAM: EAM: FWR:ss

N-SW Key Sheet 64 NW 33 Pos. Sheet NW 16 I Topo 49 Tax Map



Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

April 19,1984

Re: Zoning Advisory Meeting of 3/26/84 Item # 236
Property Owner: R.A. Nooce
Location: Timber Run Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

)There are no site planning factors requiring comment.
)A County Review Group Meeting is required.)A County Review Group maeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development)Development of this site may constitute a potential conflict with the Baltimore County Master Plan. The amended Development Plan was approved by the Planning Board on And 191984
)Landscaping should be provided on this site and shown on the plan.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. / Additional comments: 1st Amended Partial Development Plan ore Fore + I Section Three

)The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

April 16, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 230,233,234(236)237, and 238. ZAC-Meeting of March 20, 1984 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 230,233,234,236,237, and 238.

> lichael S. Flanigan Traffic Engineering Assoc. II

MSF/ccm

MARCH 22, A84

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Zoning Item # 236, Zoning Advisory Committee Meeting of March 20, 1984

nw/s Timber Run Court Water Supply _____Public Sewage Disposal __private_ COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage faci 'ties or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

() Prior to razing of existing structure/s, petiticner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. (V) Soil percolation tests (have been multiple to) conducted.

(The results are valid until Frb 16 1936.

(Soil percolation test results have expired. Fetitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. (V) Others Proposed residence will not interfere with the approved sewage disposal men. Due to the "reserved" NATURE OF the disposal AREA, LO PERMANENT STRUCTURES, eg, posts tennis courts etc. will be permitted CN or allowed to interfere with the reserved

Zoning Item # 236 Zoning Advisory Committee Meeting of March 20,173 Y

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE March 27, 1984

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: R. A. Moore

Gentlemen:

Location: NW/S Timber Run Court 540' N/E from C/1 Timber Grove Rd. Zoning Agenda: Meeting of 3/20/84 Item No.: 236

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation. (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior

() 6. Site plans are approved, as drawn.

to occupancy.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Planning Group Noted and Approved: Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES 10WSON, MARYLAND 21204 494-3610

March 22, 1984

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon:

Comments on Item # 236 Zoning Advisory Committee Meeting are as follows:

R. A. Moore NW/S Timer Run Court 540' N/E from c/l Timber Grove Road Existing Zoning: R.C. 5 Proposed Zoning: Variance to permit a side yard setback of 40' in lieu of the required 50'.

Acres: 1.0157

(A.) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 States and Many and Codes from the Candidan and Sand; and other appli-

B. A building/& other / permits shall be required before beginning construction. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Femily use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s_____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Charles E. Burnham, Chief

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date May 3, 1984 Norman E. Gerber, Director

FROM Office of Planning and Zoning SUBJECT + 84-320-SPHA

> There are no comprehensive planning factors requiring comment on this petition.

> > Office of Planning and Zoning

NEG/JGH/sf

PETITION FOR SPECIAL HEARING AND VARIANCE

4th Election District

ZONING:

Petition for Special Hearing and Variance LOCATION:

North side Timber Run Court, 540 ft. Northeast of Timber Grove Road

DATE & TIME: Tuesday, May 22, 1984 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

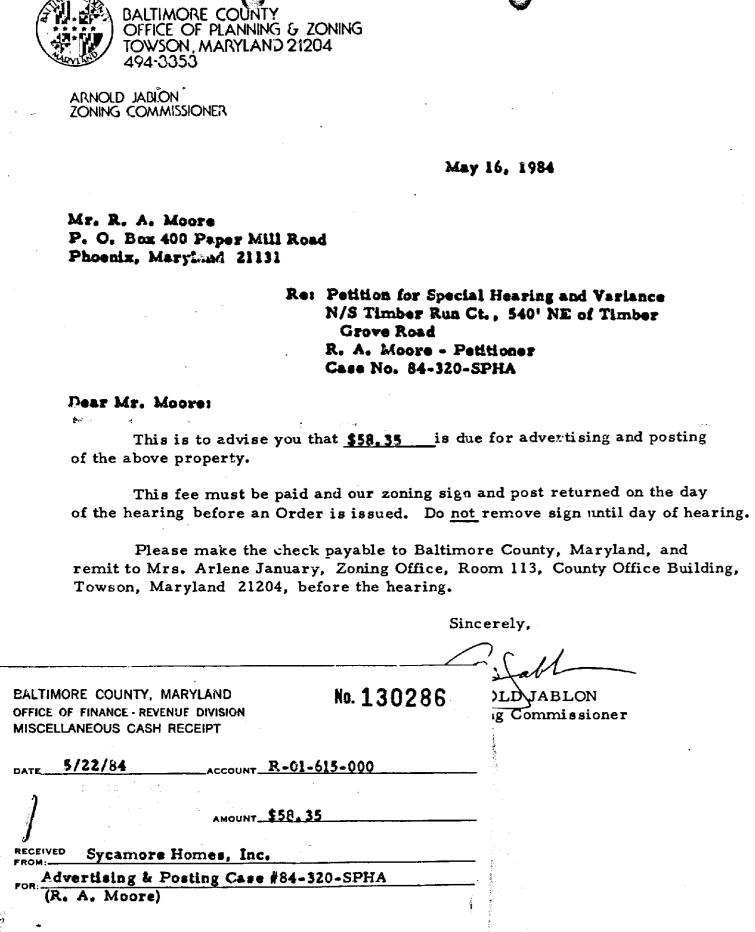
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

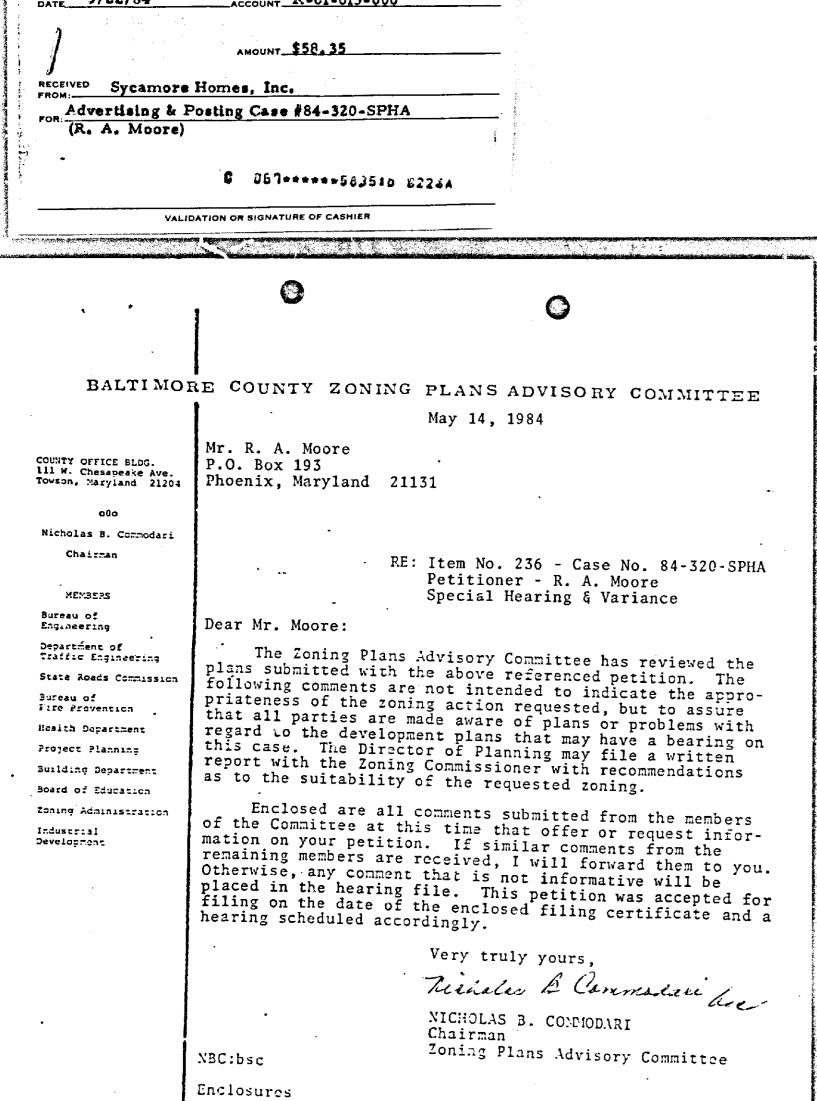
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the first amended partial development plan, Section 3, Sagamore Forest II and Variance to permit a side yard setback of 40 ft. instead of the required 50 ft.

Being the property of R.A. Moore, as shown on plat plan filed with the Zoning Department.

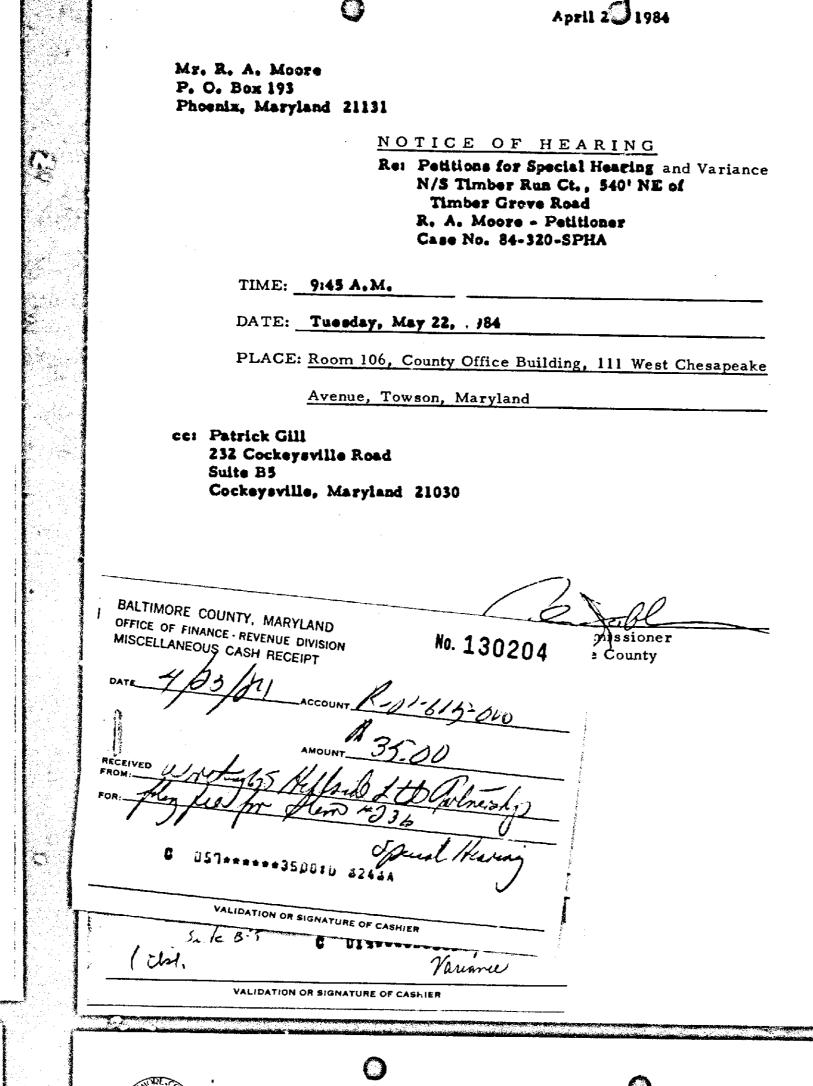
In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

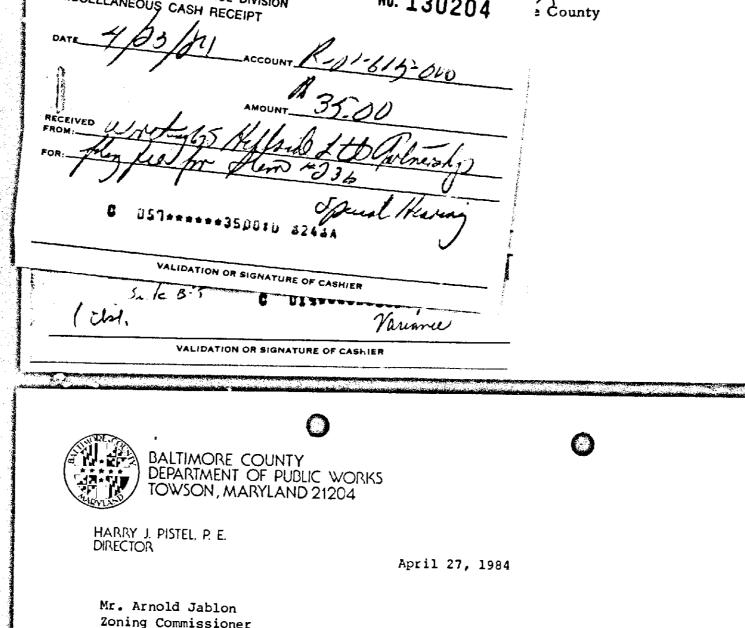
> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

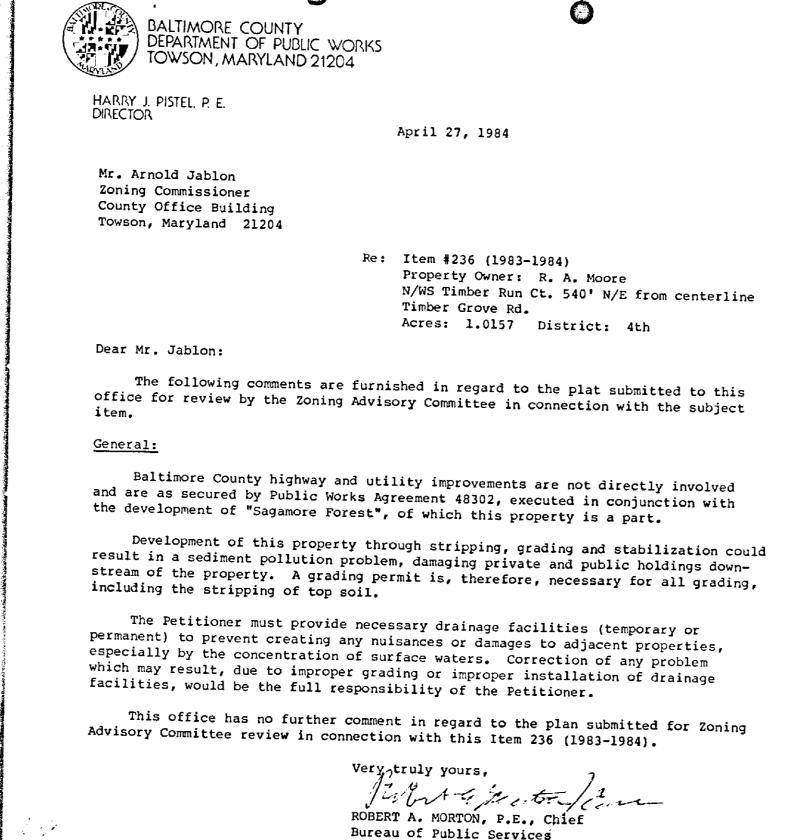




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PETITION FOR SPECIAL HEARING AND VARIANCE 4th Election District ZONL NG: Petition for Special Hearing and Variance LOCATION: North side Timber Run Court, 540 ft. Northeast of Timber Grove Road DATE & TIME: Tuesday, May 22, 1984 at 9:45 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the first amended partial development plan, Section 3, Sagamore Forest II and Variance to permit a side yard setback of 40 ft. instead of the required 50 ft. Being the property of R.A. Moore, as shown on plat plan filed with the Zoning Department. In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. BY ORDER OF

Beginning for the same at a point on the Right of Way Line of Timber Run Court, northeasterly 540' from the intersection of the north side of Timber Run Court and the east side of Timber Grove Road, said point being the division line between Lot 1 and Lot 2 as shown on the Plat of Section Three "Sagamore Forest 11" running thence and binding on the outline of Lot 2 as shown on said plat the six following courses and distances: 1) N 22° 53' 32" W 292.14' 2) N 51° 55' 50" E 130.52' 3) S 30° 17' 49" E 293.78' to the side of Timber Run Court, thence binding thereon 4) By a curve to the left, with a redius of 50' for a distance of 32.74' 5) By a curve to the right with a radius of 50', for a distance of 36.14' 6) S 63° 35' 47" W 102.93' to the place of beginning. Containing 1.0157 Acres ±. Being known as Lot 2 as shown on Plat intitled "Section Three", Sagemore Forest 11" and was recorded among the Land Records of Ealtimore County in Liber E.H.K. Jr. 50, folio 85.

E. F. RAPHEL & ASSOCIATES

Registered Frofessional Land Surveyors 201 COURTLAND AVENUE

TOWSON, MARYLAND 21204

DESCRIPTION TO ACCOMPANY PETITION

FOR ZONING VARIANCE

RESIDENCE: 771-4592

March 5, 1984



E. F. Paphel # 2200 Reg. Professional Land Surveyor

0 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 Mr. Arnold Jablon Zoning Commissioner County Office Building To.son, Maryland 21204 Re: Zoning Advisory Meeting of 3/36/24 Property Owner: R. 4 1x00000 Location: Timber Kee Court The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are)There are no site planning factors requiring comment.
)A County Review Group Meeting is required.)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This sits is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)Landscaping should be provided on this site and snown on the plan.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. 10+ Amended Product Development Place Landon La Sallin Them

ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Eugene a Bolis -

OFFICE: 825-3908

BALTIMORE COUNTY
OFFICE OF PLANNING G ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

May 25, 1984

Mr. R.A. Moore P.O. Box 193 Paper Mill Road Phoenix, Maryland 21131

RE: Petitions for Special Hearing and Variance N/S of Timber Run Ct., 540° NE of Timber Grove Rd. - 4th Election District R.A. Moore - Petitioner NO. 84-320-SPHA (Item No. 236)

Dear Mr. Moore:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Attachments cc: People's Counsel

JMHJ/mc

RAM: EAM: FWR:ss

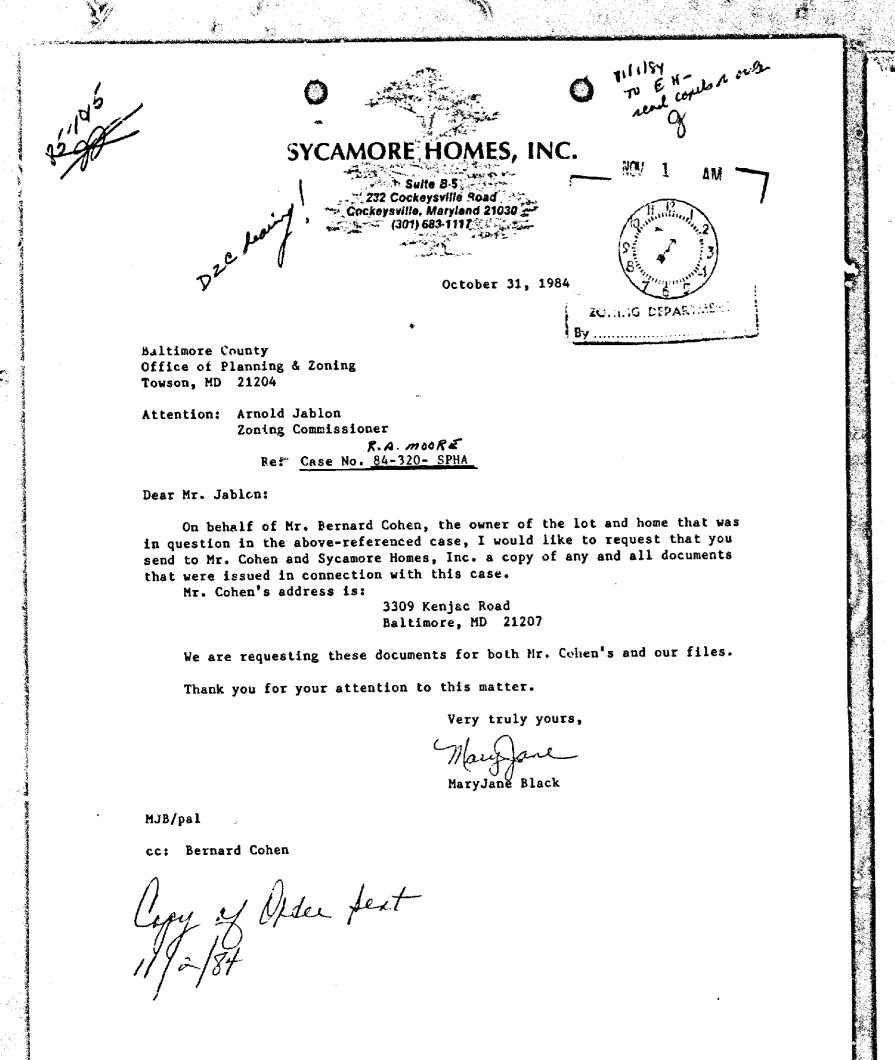
W-SW Key Sheet

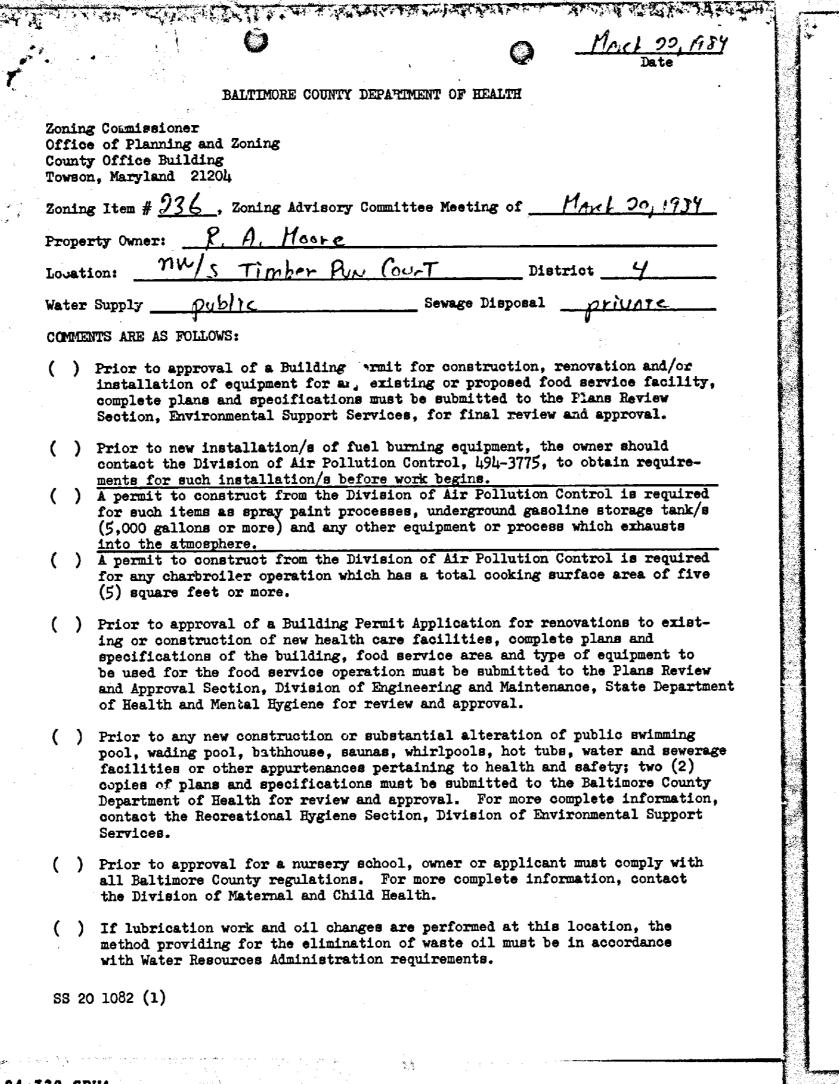
NW 16 I Topo 49 Tax Map

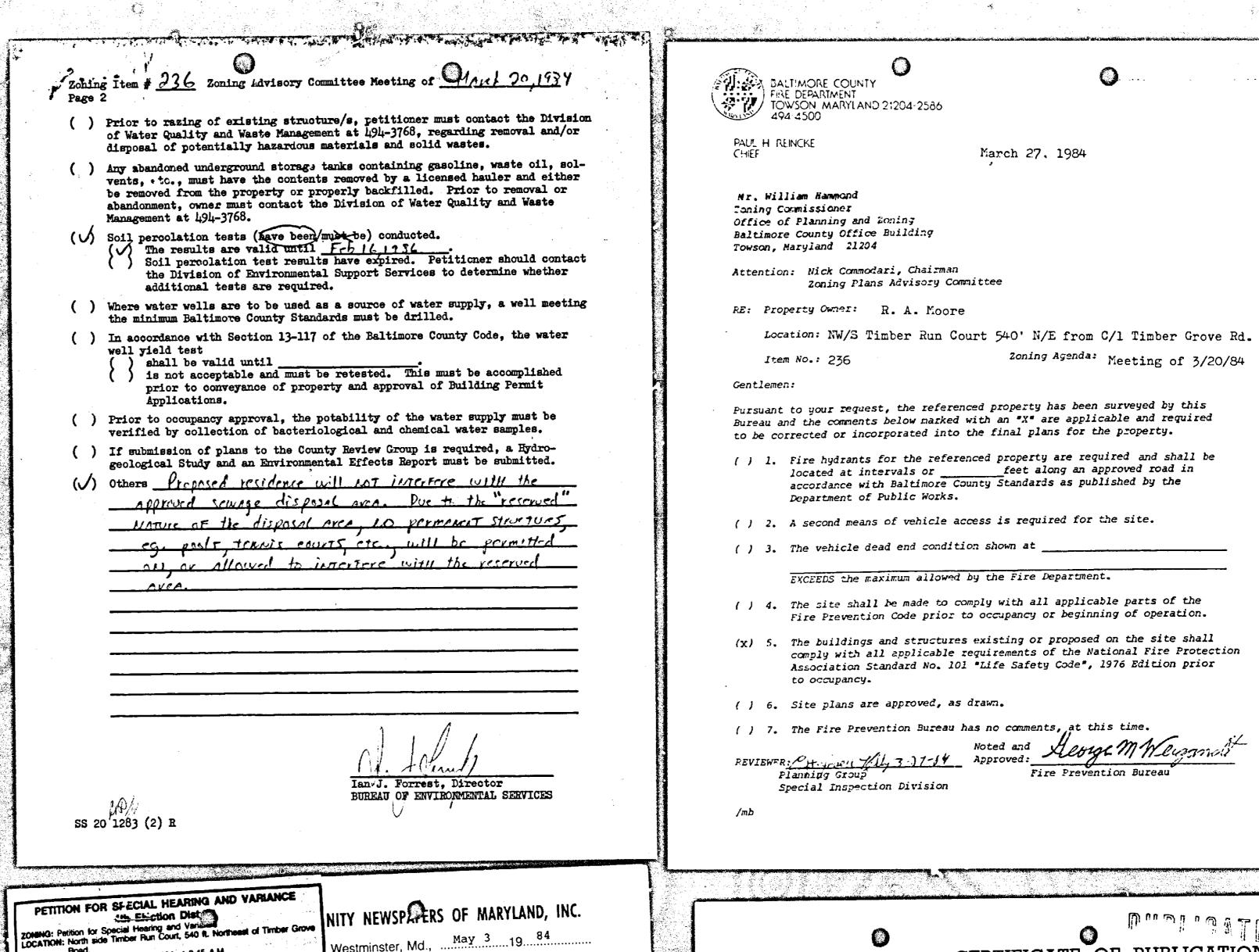
64 NW 33 Pos. Sheet

Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

1







BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES 10WSON, MARYLAND 21204 494-3610 March 22, 1984 Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Comments on Item # 236 Zoning Advisory Committee Meeting are as follows: Property Owner: R. A. Moore NW/S Timer Run Court 540' N/E from c/l Timber Grove Road Existing Zoning: R.C. 5 Proposed Zoning: Variance to permit a side yard setback of 40' in lieu of the required 50'. District: 4th. The items checked below are applicable: All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 **Example Code** Example Code** Exam B. A building/& other permits shall be required before beginning construction. Residential. Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table h01, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Charles E. Burnham, Chief

2

84-320-SPHA BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this day of April 1984. Zoning Commissioner Petitioner R. A. Moore Petitioner's Chairman, Zoning Plans Attorney Advisory Committee CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL
HEABING AND VARIANCE
4th Election District
ZONING: Petition for Special Hear-
ing and Variance
LOCATION: North side Timber
Run Court, 540 ft. Northeast of
Timber Grove Road
DATE & TIME: Tuesday, May 22,
1984 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryiand
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good cause shows. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing. BY ORDER OF
ARNOLD JABLON, Zoning Commissioner
of Baitimore County
May 1. A FRA S. ST. ST.
May 2 But the state of the

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xoncex in xearthx day of _____, 19_84, the firstx publication appearing on the _____ 3rd ___ day of _____ Nay_____

Cost of Advertisement, \$______

LOCATION: North side Timber nutrices and Posts at 9:45 A.M.

DATE & TIME: Tuesday, May 22, 1964 at 9:45 A.M.

DATE & TIME: Tuesday, May 22, 1964 at 9:45 A.M.

PUBLIC TIME: Tuesday, May 22, 1964 at 9:45 A.M.

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the Baltimore County Petition for Special Hearing under Section 500.7 of the B ounty Times, a daily newspaper published in Westminster, Carroll County, Maryland. rroll Herald, a weekly newspaper published Department.
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BY OFIDER OR ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland. INITY NEWSPAPERS OF MARYLAND, INC. Per Links May CERTIFICATE OF POSTING District 4th

Posted for: Africal Hearing and Variance

Petitioner: R. a. more

Location of property: MS Jimber Run Court, 540' NEW

Location of Signs: Intheside of Jamber Run Court in port of

Location of Signs: Intheside of Jamber Run Court in port of

Lot #2

Westminster, Md., May 3 19 84

TIFY that the annexed Special Hearing & Variance

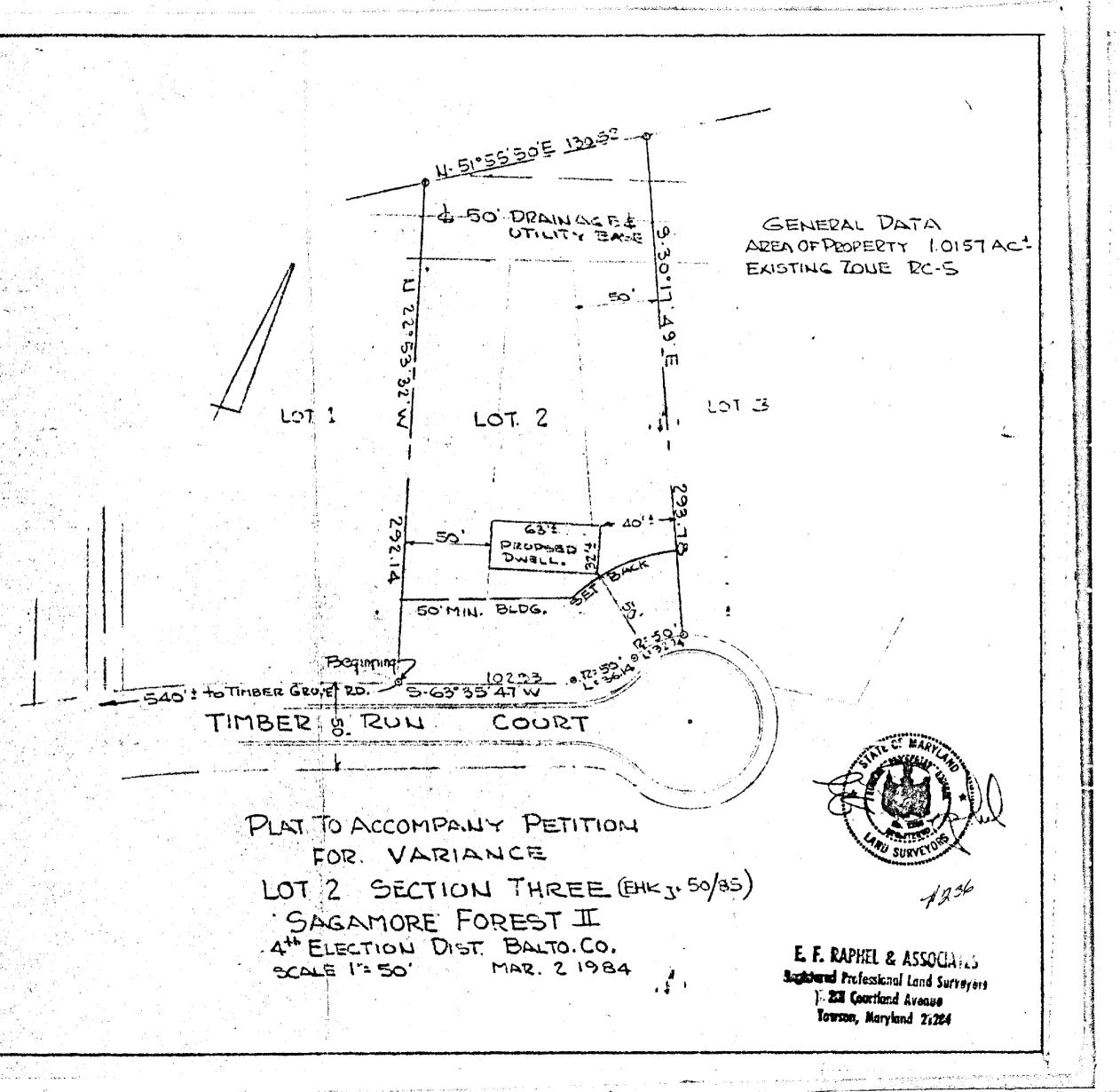
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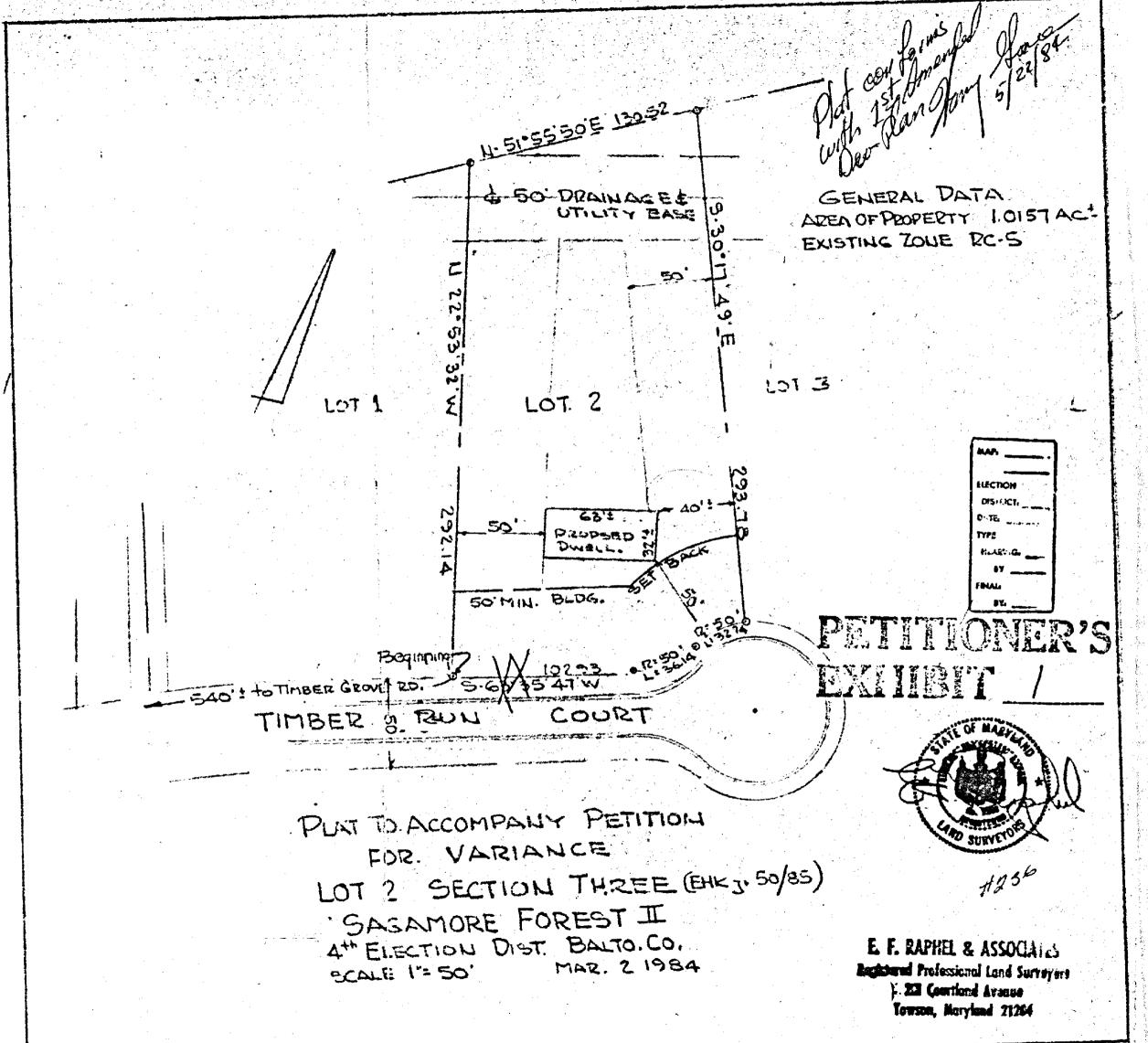
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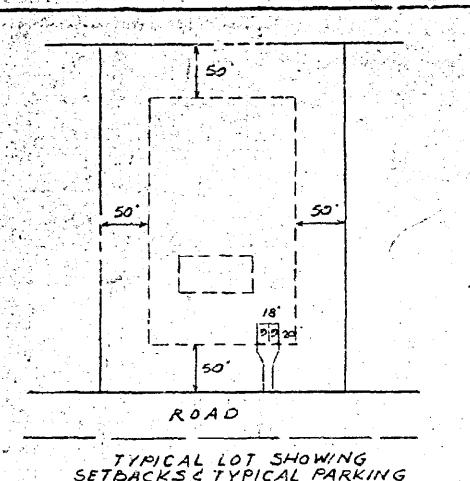
ARNOLD JARLOW ARNOLD JABLON, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of _____, 1984__, thexant publication appearing on the _____ day of _____ May_____ THE JEFFERSONIAN,

Cost of Advertisement,







TYPICAL LOT SHOWING SETBACKS & TYPICAL PARKING LAYCUT

NO SCALE

DETAIL FOR REFUSE CONTAINERS - NO SCALE DENOTES REFUSE CONTAILIERS



I. The Provisory Legion of this partial development plan is not intended nor should. it be utilized as a final development plan from which Building Applications may be approved or liqued. Its purpose is to provide those who purchase homes within Mithernof with a reasonable understanding as to how the developer is likely to improve all adjoining wasent land that lies within 300 of their home. Said vacant land shall be developed in accordance with RC5 Zoning Regulations as they currently exist of as they may be amended from time to time.

The dimensioned boundaries of the Provisory Section, as indicated hereon, are not intended to separate it from the everall approval of this partial development plan. Any significant or major deviation from this partial development plan, including the "Provisery Section"; must be approved in accordance with Section 1801.3 A7.

Approval of the "Provisory Section" is not based on final engineering plans; however, it; is intended to generally establish: size, configuration, use and density of building lots and their envelopes; and, the location and type of existing major regelation that is to be retained.

of At the time of Building Permit Applications, the "Provisory Section", of this development class must be updated to comply in all respects to the Zoping Regulations.

E.F. PIAPHEL & ASSOCIATES

PEGISTEPPED PROFESSIONAL LAND SUPVEYORS

1. Private septic systems to be

installed in accordance with Balto Co Health Dept Regulations. 2. There shall bettwo offstreet parking

GENERAL NOTES

spaces provided for each lot constructed with macadam surface.

3, Locations of drives & parking to be determined by the location of residence, and paved with Mocadam

4. There shall be no grading of the entire site; only minimum grading shall be performed as required for the construction of homes & drives

on any let There shall be no cutting of trees & shrubs from any lot, Only dead, damaged, or trees necessary for the construction of homes & drives are

Li oe removed. 6. All lots are to be sold,

72 Maximum building height of any structure 18.35

8, Major vegetailer is woods. 9. Not open space is required.

10. Contours shown are from Harford Aerial Surveys.

11. Minimum building setbacks required: a. 75' from e of street & not less

NG2,500

e. Minimum of 50' rear yard. 12. All lots to be served by public:

13. Lot dimensions & acreage as shown are approximate & are substantially in

14. The Owner reserves the right to resubdivide. regulations and to create & realign all drafuege & joint driveway essements &: establish maintenance agreements for

Lefuse collection, snow removal & read and not on the penhandle lots driveway.

location of all principle buildings only. Accessory structures, fences & prejections Into the yards may be constructed outside the envelopes but must comply with Section

than 50' from street R/W. b. Minimum of 50' side yard.

accordance with the plat.

individual lots.

maintenance are provided to the junction of the panhandle lot and the street R/W 16. Envelopes shown hereon are for the

301 & 400 of the Balto Co Zoning Regulations: (subject to covenants and applicable building permits).

DENSITY CALCULATIONS

1. TOTAL GROSS AREA OF SAGAMORE FOREST II 341.1 AC+

SECTION 2 = 26 LOTS 58.24 AC

REMAINDER SECTIONS 3 THRU 7 - 103 LOTS 240.15 AC

RECORDED SECTION 1 - 16 LOTS 42.71 AC

4. CROSS AREA OF SECTION THREE = 18,926 AC

NUMBER OF LOTS PERMITTED 18,926 x 0,667 = 12

Date of Plan Approval 2/24/83

TOTAL NET LOTS PROPOSED - 143, DENSITY -- 143/341/1 - 0.42

42 LOTS 100.95 AC = 0.41

TOTAL NET LOTS PERMITTED - 227 DENSITY - 227/341/1 - 0,667

SECTION

THE ARCHITECTURAL REVIEW COMMITTE FOR SAGAMORE FOREST II, RESERVES THE RIGHT TO ORIENT THE HOUSE LOCATION ON EACH LOT.

118 PLAUTIUG OU EACH LOT TO BE PROVIDED BYTHE OWNER OF THE LOT.

SO'MIN BLOG

19. Front of houses, to be 50" from property

20. Panhandle drive to be paved with macadam. 21. A Denotes approved street lights by Balte Co fappieximate location),

22. Refuse collection by Balta Co. Za. The lets shown hereon are sold subject to certain covenants and restrictions of public Jecord.

REASON FOR 1ST AMENDED PARTIAL DEVELOPMENT FLAN 1. TO SHOW A 40' SIDEYARD

SETBACKLINE ON LOTEZ

VARIANCE FOR 40 SIDEYARD HAS BEEN REQUESTED BY IJEM # 236 LOTS HAVE BEEN SOLD WITHIN 300 OF LOT " Z AND A SPECIAL HEARING! IS REQUIRED

OFFICE OF PLANNING & ZONING APPROVED BY DIRECTOR OF PLANNING DATE ZONING COMMISSIONER CATE

YICINITY MAP Scala: 1"= 2000'

1ST AMENDED PARTIAL DEVELOPMENT PLAN

SECTION THREE

"SAGAMORE FORESTII" 4TH ELECTION DIST. - BALTIMORE COUNTY, MD.

Dota: MARCH, 1983



Gaylord Brooks investment Company

Scola: 1"=100'